

OPENING

Chairperson Prentice brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Commissioner Prentice
Chairperson Angell (Voted as chairperson in item 5.)
Commissioner Jorgensen
Commissioner Fralish
Commissioner Fischer

Deputy Clerk/Recorder Not Present
Staff: Taylor Pledger
John Barlow

NO CONFLICT OF INTEREST DECLARATIONS

None

CONSENT AGENDA

None

PUBLIC HEARINGS

1. Public Hearing for ZONE CHANGE of northwest section of parcel: AV-1329 from Open Space (OS) to Rural Estate 1 Acre (RE-1) Applicant: Travis Wells

Commissioner Prentice opens the public hearing

Joan Dinneen- Mentions at the last Town Council meeting there was a list of questions that were relative to this development. She believes the town council was supposed to answer those questions for this meeting. Are we going to talk about the answers to those questions?

Commissioner Angel- Those questions will not be addressed tonight. This is a public hearing. It is meant for the public to give their opinions and concerns.

Shamim Monshizadeh - At the last T.C meeting Mayor Lisonbee had discovered that the notice was defective regarding the public hearing on this zone change. She was wondering if notice was appropriate for today's meeting.

Chairperson Prentice- Yes it was done correctly this time and was posted in the Spectrum.

Shamim Monshizadeh – States she is asking the planning commission to oppose this zoning application. The biggest reason is that she does not have confidence in the Mayor to draft a developer agreement that will protect the citizens. She also mentions she doesn't have confidence in the developer to follow the agreement. Past experience shows us that agreements are only followed when it benefits the developer and not the town.

Walter Josey- Mentions he has been bumping into some of his neighbors who did not receive this letter. The common answer he has received is that you must be within 500ft of this development to receive notice. He mentions he received this letter and the map shows two separate parcels. Are these parcels different land numbers?

Chairperson Prentice- They are the same land numbers but they are in separate areas. The north western area was the one that was purchased by Travis and is up for a zone change today.

Walter Josey- Asks what are some of the things that the Planning Commission looks at when considering a zone change?

Commissioner Fischer- States that we look at the general plan map and if the map designates that area as future zoning for the zone change that is being requested then we do not have the right to say no.

Chairperson Angell- Mentions we are a recommending body, not a deciding body. When we are looking at a zone changes the first thing we consider is if the general map states this as future rezone. Then we consider the impact the zone change will have on other residents and the town itself.

Walter Josey- Asked that in this particular case, what factors have you considered?

Commissioner Prentice- States we have looked into the infrastructure of the area. This particular area was originally designated as RE-1, however, we were told to change all undeveloped land to OS. Now the applicant is trying to change it back to RE-1 from OS.

Commissioner Fischer- Mentions that in order for them to proceed with this development, they will have to address the drainage and infrastructure issues.

Walter Josey- Expressed that he believes if you want input from the citizens, then the citizens need proper information to give a formed opinion. He states that he is just trying to ask questions to form a better opinion on this zone change. He disagrees with this process.

Joan Dinneen- States that she agrees with Walter Josey and that the the people of the town don't have enough information. She thinks this should be tabled until more information is available.

Commissioner Prentice- States that she believes we don't have enough information either and it feels like the information we are getting contradicts itself.

Kathy Stoker- Expressed that she moved here for the location. She moved here for the beauty and the recreation. She thinks having a dark sky at night is important. She would like to know what can be done to ensure that we can maintain the beauty and the lifestyle we have grown accustomed to.

Bevan Corry- He thanks Travis Wells for reaching out to him and taking time out of his day to discuss this change. One thing that he has pointed out from the beginning was the sudden adoption of the planning commission being a recommending body and not a deciding body. From what he understands is that Town Council can revise the planning commission's suggestions but that they cannot change the decision entirely. He does not believe that revision means they can disregard the recommendation of the planning commission. Why would we even have a P.C hearing stage if the T.C. can decide to do whatever they want? Bevan expresses concern over the fact we only have one road to access that area. There has been talk about creating a road from Main Street but it's about 6x the distance as the road on Rome Way. States it would increase a lot of traffic right by his house. His neighbor will have headlights shining right into his home when cars come and go from that area. He thinks these issues are extremely important.

Commissioner Fischer- States This area was already zoned as RE-1. Travis has already stated that a massive majority of the lots will be 2.5 acre lots. We should take into consideration that this has already been decided by the general map.

Brenda Griffin- Mentions more development will lead to more infrastructure problems. Feels the water pressure is not good and that the town cannot afford to do this development. She would hate to see her taxes increase because there isn't any money for this type of project. She states she is against this project.

Craig Coats with Alliance Consulting- Expressed he would like to address some of these questions. He would like to remind everyone this is just a zone change. They have not gone through the engineering process. They understand there are concerns with drainage. States that is one of the reasons they are trying to meet the General Plan of RE-1. Their goal is to do 2.5 acre lots; however, they might need a few 1 acre lots to carve out a retention pond. That will come in the preliminary plat stage. They have no intention of putting in 58 lots. They estimate anywhere from 21-25 lots that will be 2.5-1acres. They understand there are concerns with the water and he mentions they have talked with Dale Harris and he has informed them that there is more than likely enough water and that will be further discussed during the preliminary plat process. Travis did close on the property and he is now the owner. With development the impact fees that we have to pay for each lot will go towards helping the infrastructure. They were asked to put in a 12 inch water line and even though they only need an 8 inch they agreed that a 12 inch would be more beneficial for the town.

Commissioner Fischer- A few residents asked about the road going up the hill. What will be done about that?

Craig Coats- Mentions they want to pave the road up to the development site.

Joan Dinneen- Are you intending to use roads from Main Street to your development?

Craig Coats- States there has been mention that a secondary access would be of interest to the town. Expresses they are happy with doing it either way.

Commissioner Fischer- Mentions a road from Main Street will be required for fire access

Shamim Monshizadeh - Asked if anyone has spoken to the fire chief about what would be required for getting Rome Way up to code. From what she understands, it needs to be widened and with a less than a 10% grade. She does not believe it will be achievable to have access from to Rome Way.

Walter Josey- Why do we keep using the word probably when talking about water?

Craig- Explains the reason they say that “probably” is because they are not at that stage yet. They are just looking for the zone change. The invested rights come in at the preliminary plat stage. The preliminary plat is where we go through all of the items that would be required to make this development.

Walter Josey- Do you have an estimated time when you will submit plans if this is approved?

Craig Coats- States as soon as they compile everything that is needed.

Walter Josey- Asked if after they get the zone change does the tax rate change for the property?

John Barlow- Explains the only thing that would affect the property tax rate is if there was some sort of agricultural exception.

Walter Josey- Where in this process does the Town Council approve the plat?

Commissioner Fischer- States once it has been developed and drafted. Mentions it can still be denied if the town is unhappy with what has been drafted.

Forrest Kuehne- Mentions there is talk of using Main Street. Someone in the town said that would be accessible. Who said it would be accessible? The roads show no access to Rome from Main St.

Cindy Lindhorn- Explains 3 years ago they bought 15 acres to live in the country. From what she is hearing, she believes Travis wants to live in the country. She doesn't feel that 21 houses is living in the country. States they moved here for country living, peace, night sky and the view. She doesn't want to be sitting by her pool and seeing people riding around and being loud. Expresses she is completely against this project. Also mentions that 21 homes would be a burden on the already poor water pressure.

Commissioner Prentice closes the public hearing

2. Public Hearing for ZONE CHANGE of parcels AV-1321-B & AV-1321-C from Open Space (OS) to Tourist Commercial (TC) Applicant: Salem Stanley, Vacation Races.

Commissioner Prentice opens the public hearing

Salem Stanley- Explains the intention is to create a campground that caters to mountain bikers. They own a company called Vacation Races and they plan to use it as a staging area 2-3 times a year for their events.

Commissioner Prentice- Where are you going to get your water?

Salem Stanley- Explains that they aren't sure at this moment. For the short term, they will bring in their own water. In the long term they will have to look into getting water connected out there.

Forrest Kuehne- Does the general plan need to be addressed before the zoning change?

John Barlow- General plan currently labels it as OS.

Forrest Kuehne- Mentions the General plan would have to change it to TC.

Bevan Corry- How many campgrounds?

Salem Stanley- Explains that is to be determined.

Kirk Willy- States he owns 120 acres surrounding this area on 3 sides. How many campgrounds are you proposing?

Salem Stanley- Answered they don't have a number at this time and they just bought the property 2 weeks ago.

Kirk Willy- Is there anything being proposed in terms of approving the Main Street access off the highway?

Chairperson Angell- Explains that has already been done within the last few weeks.

Shamim- Mentions she doesn't know if Stanley has talked to the Fire Chief, but she states we have a drought problem. She is very hesitant to have campgrounds while the wildfire seasons keep getting worse. She states the current flow does not meet state requirements should a fire occur. For this reason she is against this project.

Chairperson Prentice closes the public hearing

DISCUSSION AND ACTION

3. Discussion and possible action on ZONE CHANGE of northwest section of parcel: AV-1329 from Open Space (OS) to Rural Estate 1 Acre (RE-1) Applicant: Travis Wells

Chairperson Angell- Mentions there was a long list of concerns that were brought up today. The first concern that was brought up mentioned whatever agreement we make with the land owner will not be followed. He feels if the zone change is approved then it puts the land in play and he feels there would be nothing stopping the owner from selling the land to a new developer.

Commissioner Fischer- States no matter who buys the land they will have to come back with a plat and be voted on again. A developer agreement can be applied to the lot so no matter who comes in to develop will have to follow the agreement that has been laid out.

Chairperson Angell- Expresses if we make a zone change, it becomes out of the hands of the planning commission. He doesn't like the idea of setting a precedent of approving a zone change with so many unknowns.

Commissioner Fischer- States if it's in the general map and they are willing to take the steps to do it, then we need to consider that.

MOTION:	Commissioner Fralish moves to deny the ZONE CHANGE of northwest section of parcel: AV-1329 from Open Space (OS) to Rural Estate 1 Acre (RE-1) and forward to Town Council with the recommendation of denial.	
SECOND:	Chairperson Angell	
VOTE:	Chairperson called for a vote:	
	Commissioner Jorgensen	Aye
	Commissioner Fralish	Aye
	Commissioner Prentice	Aye
	Chairperson Angell	Aye
	Commissioner Fischer	Nay

The vote was approved with one Nay and the motion carried.

4. Discussion and possible action on ZONE CHANGE of parcels AV-1321-B & AV-1321-C from Open Space (OS) to Tourist Commercial (TC)

Commissioner Fralish- States we need to review the general plan to see what zone would work better for this area.

MOTION: Commissioner Angell moves to deny the ZONE CHANGE of parcels AV-1321-B & AV-1321-C from Open Space (OS) to Tourist Commercial (TC) and forward to Town Council with the recommendation of denial

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Commissioner Jorgensen	Aye
Commissioner Fralish	Aye
Commissioner Prentice	Aye
Chairperson Angell	Aye
Commissioner Fischer	Aye

The vote was unanimous and the motion carried

5. Discussion and possible action on the selection of the Planning Commission Chairperson and Vice-Chairperson.

MOTION: Commissioner Fralish moves to appoint Allen Angel as the Chairperson and Janet Prentice as the Vice-Chairperson.

SECOND: Commissioner Jorgensen

VOTE: Chairperson called for a vote:

Commissioner Jorgensen	Aye
Commissioner Fralish	Aye
Commissioner Prentice	Aye
Chairperson Angell	Aye
Commissioner Fischer	Aye

The vote was unanimous and the motion carried

ADJOURNMENT

MOTION: Commissioner Prentice moves to adjourn tonight's meeting.

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Fralish	Aye
Chairperson Angell	Aye

Commissioner Fischer

Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:31 pm.

Date approved: 3-3-2021

Janet Prontice
Chairperson

ATTEST BY: Michelle Kinney